| 113.0 | 0008 | 0009.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 757,900 / 757,900 |
| | | | | | USE VALUE: | 757,900 / 757,900 |
| | | | | | ASSESSED: | 757,900 / 757,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 95 | | NEWLAND RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | NESLER MICHAEL J |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 95 NEWLAND ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LOWRANCE ROBERT J M - |
| Owner 2: | LOWRANCE HENSLE KIMBERLY - |
| Street 1: | 95 NEWLAND ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 5,187 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 1792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5187.000 | 355,000 | | 402,900 | 757,900 |
| Total Card | 0.119 | 355,000 | | 402,900 | 757,900 |
| Total Parcel | 0.119 | 355,000 | | 402,900 | 757,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.94 | /Parcel: 422.9

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| User Acct | 72762 |
|---|---|
| GIS Ref | |
| GIS Ref | |
| Insp Date | 08/10/18 |

!8831!

## PREVIOUS ASSESSMENT

Parcel ID: 113.0-0008-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 355,000 | 0 | 5,187. | 402,900 | 757,900 | 757,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 275,100 | 0 | 5,187. | 397,200 | 672,300 | 672,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 275,100 | 0 | 5,187. | 305,100 | 580,200 | 580,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 275,100 | 0 | 5,187. | 287,800 | 562,900 | 562,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 275,100 | 0 | 5,187. | 264,800 | 539,900 | 539,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 268,500 | 0 | 5,187. | 247,500 | 516,000 | 516,000 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 268,500 | 0 | 5,187. | 227,900 | 496,400 | 496,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 268,500 | 0 | 5,187. | 227,900 | 496,400 | 496,400 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 23:22:22 |

## LAST REV

| Date | Time |
|---|---|
| 08/30/18 | 18:27:20 |
| apro | |
| 8831 | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LOWRANCE ROBERT | 57553-265 | | 9/30/2011 | | 560,000 | No | No | | |
| WHARTON ANDREW | 47138-490 | | 3/21/2006 | | 529,900 | No | No | | |
| WHARTON ANDREW | 39456-61 | | 6/6/2003 | Family | 1 | No | No | | |
| LAWTON THOMAS | 32047-314 | | 11/20/2000 | | 385,000 | No | No | | |
| HSU AUSTIN C F | 23921-243 | | 11/18/1993 | | 197,500 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 3/31/2008 | 284 | Redo Bas | 13,000 | | | G9 | GR FY09 | |
| 4/28/1999 | 232 | Alterati | 40,000 | | | | | REM KIT/BATH-ADD 1 |
| 8/19/1998 | 611 | Manual | 15,000 | | | | | REPLACE DECK/DEN |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/10/2018 | MEAS&NOTICE | BS | Barbara S |
| 6/28/2012 | External Ins | BR | B Rossignol |
| 12/30/2011 | MLS | EMK | Ellen K |
| 12/5/2008 | Meas/Inspect | 189 | PATRIOT |
| 7/26/2006 | MLS | HC | Helen Chinal |
| 9/21/2000 | MLS | MM | Mary M |
| 2/9/2000 | Meas/Inspect | 263 | PATRIOT |
| 12/1/1981 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 72762 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5187 | | Sq. Ft. | Site | | 0 | 70. | 1.11 | 6 | | | | | | | | | 402,928 | | | | | | 402,900 | |

| Total AC/HA: | 0.11908 | Total SF/SM: | 5187 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 402,928 | Spl Credit | | Total: | 402,900 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | TAN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1936 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99980003 |
| Adj $ / SQ: | 168.716 |
| Other Features: | 85750 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 436132 |
| Depreciation: | 81121 |
| Depreciated Total: | 355012 |

## COMMENTS

PDAS BSMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

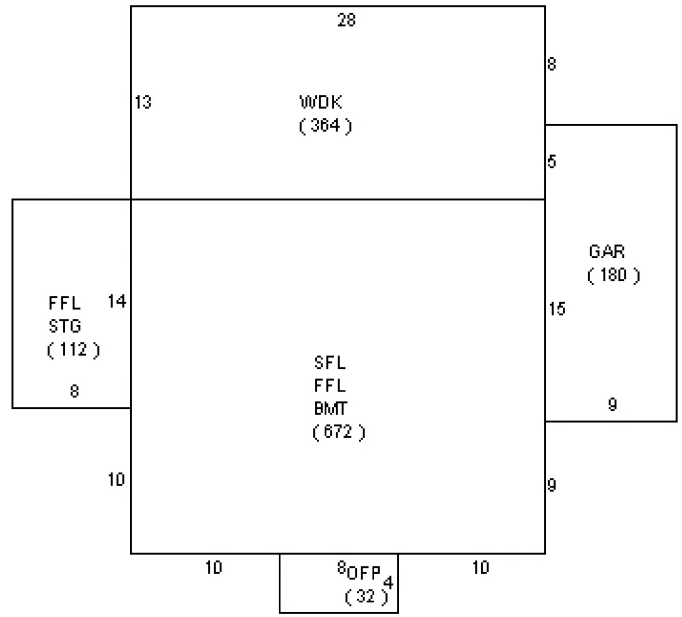
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 185.59 |
| Special Features: | 0 | Val/Su Net: | 126.07 |
| Final Total: | 355000 | Val/Su SzAd | 243.82 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 784 | 168.720 | 132,274 |
| BMT | Basement | 672 | 80.980 | 54,421 |
| SFL | Second Floor | 672 | 168.720 | 113,377 |
| WDK | Deck | 364 | 8.750 | 3,183 |
| GAR | Garage | 180 | 28.880 | 5,199 |
| STG | Storage | 112 | 7.780 | 872 |
| OFP | Open Porch | 32 | 43.990 | 1,408 |
| | Net Sketched Area: | 2,816 | Total: | 310,734 |

| Size Ad | 1456 | Gross Are | 2816 | FinArea | 1792 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 50 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

113.0-0008-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|